

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WESTBROOK AT RIDGEVIEW**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Westbrook Homeowners Association, Inc.**

1. The name of the subdivision is Westbrook at Ridgeview.
2. The name of the association is Westbrook Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Westbrook at Ridgeview Ph. 1

PASQUINELLI'S WESTBROOK AT RIDGEVIEW, Phase 1, an Addition to the City of Plano, Collin County, Texas, according to the Plat recorded on 12/6/2002 in Cabinet O, Page 301 and Document No. 2002-0180894 of the Map Records of Collin County, Texas.

Westbrook at Ridgeview Ph. 2

PASQUINELLI'S WESTBROOK AT RIDGEVIEW, Phase 2, an Addition to the City of Plano, Collin County, Texas, according to the Plat recorded on 7/25/2003 in Cabinet P, Page 68 and Document No. 20030142524 of the Map Records of Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, and Restrictions for Westbrook at Ridgeview recorded on or about December 12, 2002, as Document No. 2002-0185074 (or 20021212001850740) and Volume 5315, Page 005344 in the Real Property Records of Collin County, Texas.

First Declaration of Covenants, Conditions, and Restrictions for Westbrook at Ridgeview recorded on or about December 20, 2005, as Document No. 2005-0178123 (or 20051220001871230) in the Real Property Records of Collin County, Texas.

Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Westbrook at Ridgeview recorded on or about October 4, 2016, as Document No. 20161004001340000 in the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Westbrook Homeowners Association, Inc.
c/o Neighborhood Management
1024 S. Greenville, Ste. 230
Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Neighborhood Management, Inc.
Attn: Beverly Coghlan
1024 S. Greenville, Ste. 230
Allen, TX 75002
972-359-1548
managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Working Capital Fee	Two Months of Assessments

9. Other information the association considers appropriate:

For all resale and refi information, please go to <https://www.homewisedocs.com/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 10th day of September, 2021.

Westbrook Homeowners Association, Inc.,
a Texas non-profit corporation

By: Beverly Coghlan
Name: Beverly Coghlan
Title: President NMT

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF Collin §

This instrument was acknowledged before me on the 10th day of September, 2021, by Beverly Coghlan, Managing Agent of Westbrook Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

